

REQUEST FOR APPLICATIONS

From the
City of Columbus Land Bank

For the purchase and renovation of:
135 Sherman Avenue (010-017063)
Columbus, Ohio 43205



APPLICATIONS ARE DUE NO LATER THAN:

Friday, August 22, 2014
4:00 P.M. E.S.T.

DELIVER APPLICATIONS TO:
Land Redevelopment Office
50 West Gay Street (Beacon Building)
Columbus, Ohio 43215
ATTENTION: Melissa Ray

General questions about the structure and application process may be directed to:

Frank Kownacki, Real Estate Asset Manager
(614) 645-3896
fpkownacki@columbus.gov

General Information:

A request for applications for the purchase and redevelopment is being offered by the City of Columbus Land Bank for the property located at:

**135 Sherman Avenue (010-017063)
Columbus, Ohio 43205**

- The property will be sold “as is, where is” with no warranty of condition.
- The property is a two story single-family residential building of frame construction.
 - 1,476 square feet, 3 bedrooms, and 1.5 bath(s)
 - Built in 2002
- The adjacent vacant lot at 137 Sherman Avenue is also owned by the Columbus Land Bank and available for purchase.

Suggested Purchase Price:

- The City of Columbus Land Bank is looking for a buyer that will purchase and rehab the property as a single-family unit.
 - Suggested purchase price for the property is **\$34,000.**
 - The applicant can choose to offer a price higher or lower than the suggested price. The applicant who proposes the best rehabilitation plan for this site, based on the criteria below, will be selected.
 - The price of the adjacent vacant lot at 137 Sherman Avenue is **\$1,370.**

General Provisions:**A. Showings**

**OPEN HOUSE(S):
Wednesday, August 13, 2014 from 1:30-2:30 P.M.**

Monday, August 18, 2014 from 9:30-11:00 A.M.

- Additional showings may be arranged by calling the contact on the front page.
- Applicants must walk-thru the property prior to the submittal of an application.

B. Development Options

- The Land Redevelopment Office is interested in applications that will redevelop the property to a condition suited for residential use.
- The Near East Area Commission’s (NEAC) requirements for redevelopment are outlined in the Near East Area Plan (adopted in 2005). You will need to present your project to the NEAC if your application is selected by the City.

C. Due Date and Time for Applications

Sealed proposals must be received no later than the date and time listed on the cover page.

D. Application Requirements

All respondents to this request must submit a completed Land Bank Application Packet ([Land Bank Application](#)) containing all supporting documentation. Documentation should include (but is not limited to) the following:

- Purchase price
- Line-item project budget, including detailed timeline for completion
- Description, with sufficient detail, of the scope, level, and degree of the rehabilitation work proposed (which references the line-item project budget)
- Documentation of the applicant's ability to fund, complete and manage the project

E. Selection Criteria

In addition to the threshold criteria listed in the Land Bank Application, a review team will evaluate the applications using the following criteria:

1. Quality of the proposed rehabilitation, specifically, the extent and detail to which the building(s) will be redeveloped;
2. Total project cost/total investment and financial capacity of applicant;
3. Applicant's (and/or their contractors) applicable past experience completing similar projects;
4. If the project will result in owner occupancy;
5. Purchase price offered by the applicant above the suggested price in combination with the value of the rehabilitation proposed.

F. Right to Reject Proposals

The City reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

G. Right to Inspect Work Including Final Inspection

A final inspection will be conducted for compliance with the terms of the development agreement. Further, applicant must provide photographic records of all renovations. Specifically, any structural and mechanical components that are subsequently covered by any building finishes should be evidenced in the record.